

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Minutes of the August 10, 2017 Regular Meeting

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Jim Henderson. The meeting was recorded.

ATTENDANCE

Present were Jim Henderson, (*Chairperson*) Barry Stone, (*Vice Chair*) Kenny Caudill, Leah Heine, (*Township Engineer*), Bill Naugle (*Zoning Officer*) and Carol Merryman (*Township Secretary*).

APPROVAL OF MINUTES

Approval of the Minutes from the July 13th, 2017 Planning Commission Meeting.

Mr. Stone made a motion to approve the minutes from the July 13th, 2017 Meeting.

2nd by Mr. Caudill.

Vote: Yea - 3 Nay – 0

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

Cumberland Crossing at the Links of Gettysburg

Ms. Heine stated that the plan proposes a planned community consisting of 43 single-family lots on 40.6 acres, located at the intersection of Mason Dixon Road and Swetland Road. She added that the plan has been revised and there are not that many comments left and she would go over each one of them. The first comment indicates that there were three waivers granted during preliminary approval of the plan and the requirement to have 32' wide streets was discussed at length. The Commission asked for assurance that the fire company was okay with this. Mr. Klein stated that he had talked to Fire Chief Hubbard and he was fine with the streets and he requested a fire flow report. Mr. Klein added that they have 500 gals. per minute at the hydrant at Clubhouse Drive and Mason Dixon Road. Mr. Klein agreed to provide a letter from the Fire Chief. The next item discussed was a comment from Adams County Planning regarding driveways being located in close proximity to intersections and the concern with residents backing out into the intersections. Mr. Klein agreed to move the driveway for Unit 35. The next discussion was regarding the agricultural uses that will be adjoining this development. Ms. Heine stated that they did add a note on the plan and Mr. Klein offered to also place a notice on the Public Offering Statement. The Commission also strongly felt that stormwater basin A should have a fence around it and Mr. Klein agreed that it would not be a problem. Ms. Heine stated that she felt that they can address the remaining comments and recommended that the plan be approved to be moved on to the Supervisors. It was noted that the Supervisors action will be required at their September meeting unless a request for extension is received. Ms. Heine also reported that the applicant does have the Erosion and Sediment Control permit and NPDES permit and can start moving ground. **Mr. Caudill made a motion to approve the Cumberland Crossing at the Links at Gettysburg Final Plan contingent upon the comments of the August 8, 2017 KPI letter being addressed; the driveway for lot 35 being moved to the side of**

the garage so that it does not have to go into the intersection; and a fence being required around stormwater Basin A. The motion was seconded by Mr. Stone.

VOTE: Yea – 3 Nay -0

The motion carried.

NEW BUSINESS

No Items

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the July building/zoning activity with the Commission.

ADJOURN

There being no further business, the meeting was adjourned at 8:20 p.m. by motion of Mr. Caudill seconded by Mr. Stone. Motion carried.

Carol Merryman, Township Secretary